

SUBURBAN REALTY AGAIN TAKES LEAD, TRADING SPASMODIC

Business Recovers in Last Six Days From Depression of Previous Week in August.

BOOM ON IN SOUTHEAST

Largest Transactions Involves \$165,100 Trusts Placed On Imperial Apartment House.

Realty trading recovered somewhat this week from the depression of the third week of August.

In completing 121 transactions during the past six days the brokers sustained an advance of one sale a day over the record for the preceding week. In the volume of trading the past week shows a decided improvement over the number of lots which changed owners during the third week of the month. The week's operations comprised 121 transactions in which were involved 344 lots and parcels of real estate.

Trading was somewhat spasmodic. One day the brokers closed thirty deals and on another day a low ebb of five sales was reached. Tuesday was the busiest day with thirty sales to its credit. Monday ranked second with twenty-seven trades followed closely by Friday with twenty-six deals. There were twenty sales completed on Wednesday, thirteen on Thursday, and five on the half-holiday of Saturday.

The outlying suburbs returned this week to the lead of the market more than doubling their record for the previous week. A total of 137 parcels changed owners in that section during the past six days. A decided boom in the southeast placed that portion of the city proper in second place with eighty-five lots to its credit. The near-by district ranked third with seventy-six lots conveyed.

Decline In Northwest

Northwest property sustained a decided decline having only thirty-six lots sold and falling from its position in the van of the market last week. There were ten lots transferred in the northwest, but no sales were reported in southwest Washington.

The largest financial transaction of the week involved \$165,100. Three trusts aggregating this amount were placed on the Imperial apartment house at 1708 Columbia road. The Imperial Apartment House Company secured \$110,000 from Thomas W. Sims to be paid to him in 1 to 60 months, with interest at 6 percent. The company also agreed to repay M. Paul Phillips \$55,000 in five years, and to pay to the State Bank of Baltimore \$45,000 in six months.

There was a dearth of sales of high-priced property during the week. A number of small sales were effected and purchases made of vacant ground to be improved. The sale of this latter character was closed yesterday in Potomac and involved with the building loans a consideration in excess of \$60,000. William T. Gallier and others sold to Jacob S. Gruver thirty-six lots in square 2825. Nine of the lots will be immediately built upon and others will be improved later, it is said.

Sale In Georgetown

Georgetown business property figured in the week's record of transfers. For a consideration of \$12,000 the District of Columbia Paper Manufacturing Company acquired property on K street, between Wisconsin avenue and thirty-third street, from D. W. O'Donoghue, trustee.

Another interesting sale of the week involved the old K house, one of the landmarks of Georgetown. The property is located at Thirty-fifth and Prospect streets, and was sold by Mrs. Louise De Yurblide, bride of the Prince Augustin De Yurblide, of Mexico, to Albert A. Clemons. The price paid was \$4,500.

More decided advance was witnessed in the loan market than in the week's trading. An increase of nearly \$250,000 was shown over the record for the previous week. The five six figure loans in loans for the week were \$34,128.71. This sum was borrowed on the security of bonds at an average interest rate of 5.5 percent.

Straight loans had the bulk of the week's business with an aggregate of \$46,545.30. The sum of all the notes given for deferred purchase money was \$68,521. The building associations advanced to members \$48,690.

County property was most favored as a basis for loan security being encumbered to the extent of \$357,925.25. Land in the northwest was pledged for a total of \$53,510.46. The record of loans in the other city sections was: Northeast, \$6,600; southwest, \$52,000; and southeast, \$3,700.

J. S. Gruver to Build Thirty-Seven Houses

J. S. Gruver, a builder and real estate operator, has purchased from Allan E. Walker four acres of ground at Fourteenth and Q streets, on which he will immediately begin the erection of thirty-seven houses. The consideration, while not disclosed, is understood to have been \$35,000. The expenditure for the improvements now to be undertaken will bring the total, Mr. Gruver said to approximately \$100,000.

The houses will have eighteen-foot frontage, be two stories in height and contain six rooms and two baths. All floors will be of hardwood and the interior finish will be in white and mahogany. A feature on which Mr. Gruver proposes to lay particular stress is the fact that the lots will be 100 feet deep, abutting on a thirty-foot alley, thus permitting of ample room for the erection of garages.

Mr. Gruver expects to have the first block of houses completed by October 1.

To Build Two Rows of Two-Story Dwellings

Thomas A. Jameson, builder, is breaking ground for the building of two rows of two-story and attic type dwelling. One will be located in Girard street northeast just off North Capitol street, and the other will be in K street, between Third and Fourth streets northeast.

Both operations will be attractive schemes in light brick with black mortar, giving a striking and exclusive effect. The houses will have six large rooms and concrete cellar, gas and electric lights, a large attic, spacious double porches and hot water heat. They will be completed in about six weeks.

TWO BUILDING IMPROVEMENTS READY FOR OCCUPANCY IN SHORT TIME



Third White Palace Lunchroom Located at 1113 Pennsylvania Avenue.

THIRD WHITE PALACE LUNCHROOM TO OPEN

Will Be Located At 1113 Pennsylvania Avenue and Operated By Louis Mandis.

A third White Palace lunchroom will be opened next Saturday by Louis Mandis in the four-story building at 1113 Pennsylvania avenue northwest. The entire first floor, measuring 36 by 100 feet, has been converted into a large dining room and kitchen. The dining room is being finished in white, while the 15-foot pitched ceiling is being decorated with a floral frieze.

In addition to the twenty-two tables, with a seating capacity of 100, the dining room will contain a broiler for steaks and other quick orders; the coffee urns and a cake griddle which will be installed in the plate-glass window looking upon Pennsylvania avenue.

The kitchen will contain an oven for roasts and two large washers, one for dishes and the other for glasses and saucers. The refrigerating plant will be installed in the cellar, and so constructed that the ice, instead of being placed in the water, will be brought in contact with the pipe coils through which the water passes.

Mr. Mandis opened the first of his lunchrooms four years ago, at 1417 G street northwest. Last July he opened a second at 314 Ninth street northwest.

Home Costing \$90,000 to Be Built in Sixteenth St.

Plans for a handsome home of French renaissance architecture, to be located in Sixteenth street, between Columbia road and Irving street, and which will cost about \$90,000, are being prepared by A. M. Schneider & Co.

The owners are Bostonians, though the architects withhold their names. The house will be four stories in height, the facade to be of brick and terra cotta construction. Ornamentation characteristic of French renaissance will feature casement windows opening on balconies.

The home will have an English basement, entered from a central doorway. The frontage is about forty-two feet in Sixteenth street. A sleeping porch will be located at the rear of the structure. A garage of architecture in harmony with the scheme of the residence will be located on the building lot.

The interior plans are now in the making, the architects preparing them tentatively for approval of the owners.

Tourney At Beltsville

LAUREL, Md., Aug. 28.—The second annual Beltsville tournament is being held at Beltsville today. Tiltling began at 1 o'clock. The judges are Hal Diney, Charles Higgins, Sam Beall, Virgil Barb, George Parker, and Simms Jones. Robert Alchewer is chief marshal, and Miss Florence Beall and Toliver Marlowe aides.

Concert Today

By United States Marine Band, White House, at 5 p. m.

WILLIAM H. SANTELMANN, Leader.

March, "Washington Greys" Grafulla

Overture, "William Tell".....Rossini

Musical de Ballet, "Astarte".....Albert

Euphonium solo, "From the Shores of the Mighty Pacific" (Rondo capriccioso).....Clarke

Musical George O. Frey, "Entrance of the Gods Into Wallhalla".....Wagner

Hungarian Rhapsody No. 2.....Liszt

Grand march, "The President".....Arthur Tregina

"The Star-Spangled Banner".....



Scottish Rite Temple at Sixteenth and S Streets.

MISS LUCY DAHLGREN TAKES VOWS AS NUN

Granddaughter of Joseph Drexel Receives Pope's Blessing. Church Dignitaries Present.

PHILADELPHIA, Aug. 28.—Miss Lucy Drexel Dahlgren, daughter of Mrs. Eric B. Dahlgren and granddaughter of the late Joseph Drexel, multimillionaire, has taken her first vows as a postulant in the convent of the Blessed Sacrament, at Cornwell, Pa. A year ago Miss Dahlgren, who was widely known socially, caused the greatest surprise among her friends by announcing her intention to quit the world and enter the nunnery, where her cousin, Mother Katherine Drexel, is the superior.

The ceremony now announced was the first serious step toward the cloistered life. There were eleven other postulants with Miss Dahlgren. Miss Dahlgren's mother was Lucy Drexel, who inherited \$200,000 upon the death of her father, Miss Drexel married Eric B. Dahlgren, who was the son of Rear Admiral Dahlgren, a civil war celebrity, who made a fortune through the invention of the Dahlgren gun.

That her married life of Miss Dahlgren's parents was not happy was revealed three years ago, when the mother sued for divorce and insisted that the father should have a portion of the property. An unidentified correspondent was named and the case attracted much attention. The divorce was granted, and the property was divided.

Miss Dahlgren's mother is a sister of Mrs. Harry Lenn, and the family on all sides, with the exception of Mother Katherine Drexel, has been active socially, although Mrs. Dahlgren devoted great part of her time to Catholic charities.

A feature of the ceremonies at Cornwell was the reading of a special blessing from Pope Benedict. The announcement of the blessing was conveyed on August 27, the anniversary of the death of the pope, to the convent by a messenger. The blessing was read by Mother Katherine Drexel.

The main temple is attained by a flight of shallow stone stairs at the rear of the building. The entrance is on the north side, and is reached by a flight of 110 feet to the dome, with an altitude of eighty-five feet to the cornice. It comprises the first, second, and third floors. Marble decorations, stained glass windows, works of bronze, rare mural decorations of the order. The supreme council chamber is located on this floor.

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Happenings of Note In Washington Churches

The Rev. Dr. Earle Willey, pastor of the Vermont Avenue Christian Church, will occupy his pulpit tomorrow at the morning and evening services.

The Rev. Melvin Menkes, of LeMoyne, Pa., will preach the morning and evening sermons tomorrow at the Ninth Street Christian Church.

The annual field day outing of the Christian Endeavor Union will be held Labor Day at the Baptist Church, Fall Church, Va.

At the First Congregational Church tomorrow morning W. W. Prescott, editor of the Protestant Magazine, will give an address.

The Rev. R. W. Coe, assistant pastor of the First Congregational Church, will return to this city during the coming week and will resume the pulpit on September 5.

Representatives of the Christian Endeavor Union gave a luncheon to Earl Lehmann, international field secretary, on Thursday afternoon.

At Immanuel Baptist Church tomorrow morning and evening sermons will be preached by the Rev. Milton F. Negus, of Geneva, N. Y.

At the Ekkington Presbyterian Church tomorrow morning and evening, the sermons will be preached by the Rev. George J. Duncanson, of the Johns Hopkins University. His morning theme will be "The Quiet Hour of Religion," and his evening, "The Immortality of Influence."

The Christian Endeavor Society of Sherwood Presbyterian church will hold a rally on September 5.

The Rev. Herbert Booth Smith, of Knoxville, Tenn., will preach at the New York Avenue Presbyterian church tomorrow morning. This will be his last sermon before returning to his own field.

The Rev. Wallace Radcliffe, pastor of the New York Avenue Presbyterian church, will return for services on September 19.

At Gunton Temple Memorial Presbyterian church, Fourteenth and K streets, tomorrow morning the Rev. Edward Haines Kistler, of Habscock Memorial church, Baltimore, will preach.

The Rev. C. Everett Stricker, of Gunton Temple Memorial Presbyterian church, is expected to return to Washington next week.

The Rev. A. E. Barrows, pastor of Eastern Presbyterian church, will return to Washington next week.

The Rev. Howard Hannaford, minister of the Church of the Holy Trinity, will leave Washington next week to enter upon missionary work in Japan. He will be succeeded here by the Rev. Harold C. Warren of Swarthmore, Pa.

The Rev. Dr. J. C. Nicholson, former pastor of Dumbarton Avenue M. E. church, will preach the morning sermon tomorrow at the Metropolitan Memorial church.

At Hamilton M. E. Church tomorrow morning the Rev. Dr. J. C. Nicholson will preach in the absence of the Rev. Dr. J. C. Nicholson.

The Rev. Stephen Gardner, of the Church of the Redeemer, Chicago, formerly of Washington and Baltimore, will hold communion service and preach the morning service at 11 o'clock at Epiphany Episcopal church, in Cherrydale, tomorrow.

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